

# visions & plan

## 2.1 The Vision

The Specific Plan envisions the evolution of a sustainable mountain resort that provides a diversity of residential, visitor accommodations, retail, health and well-being and recreational opportunities while preserving the unique aesthetic, cultural and environmental assets of the Valley. The central focus of the Plan is a pedestrian-oriented mixed-use core at the heart of the Village, where cultural events, and commercial and recreational opportunities create an active, healthy and vibrant resort atmosphere.

The Specific Plan consists of three main zones, all organized on lands that have been previously developed or disturbed:

- ▶ The Village Core – This zone is the center of the Resort. This area consists of the widest variety of uses within a high-density, active, tourist-related mixed-use fabric;
- ▶ The Village Neighborhoods – This zone consists of a high density resort residential fabric that accommodates a mix of uses and passive recreational opportunities; and
- ▶ The Mountain Neighborhoods – This zone consists of low-density resort residential neighborhoods and small-scale

neighborhood serving commercial uses.

The intent of the Plan is to provide a logical guideline for growth, enhancement and renewal in the Village area while proposing high standards of resort design that advance smart growth principles. Figure 2.1- Illustrative Concept Plan illustrates one scenario of how the Specific Plan could be implemented.

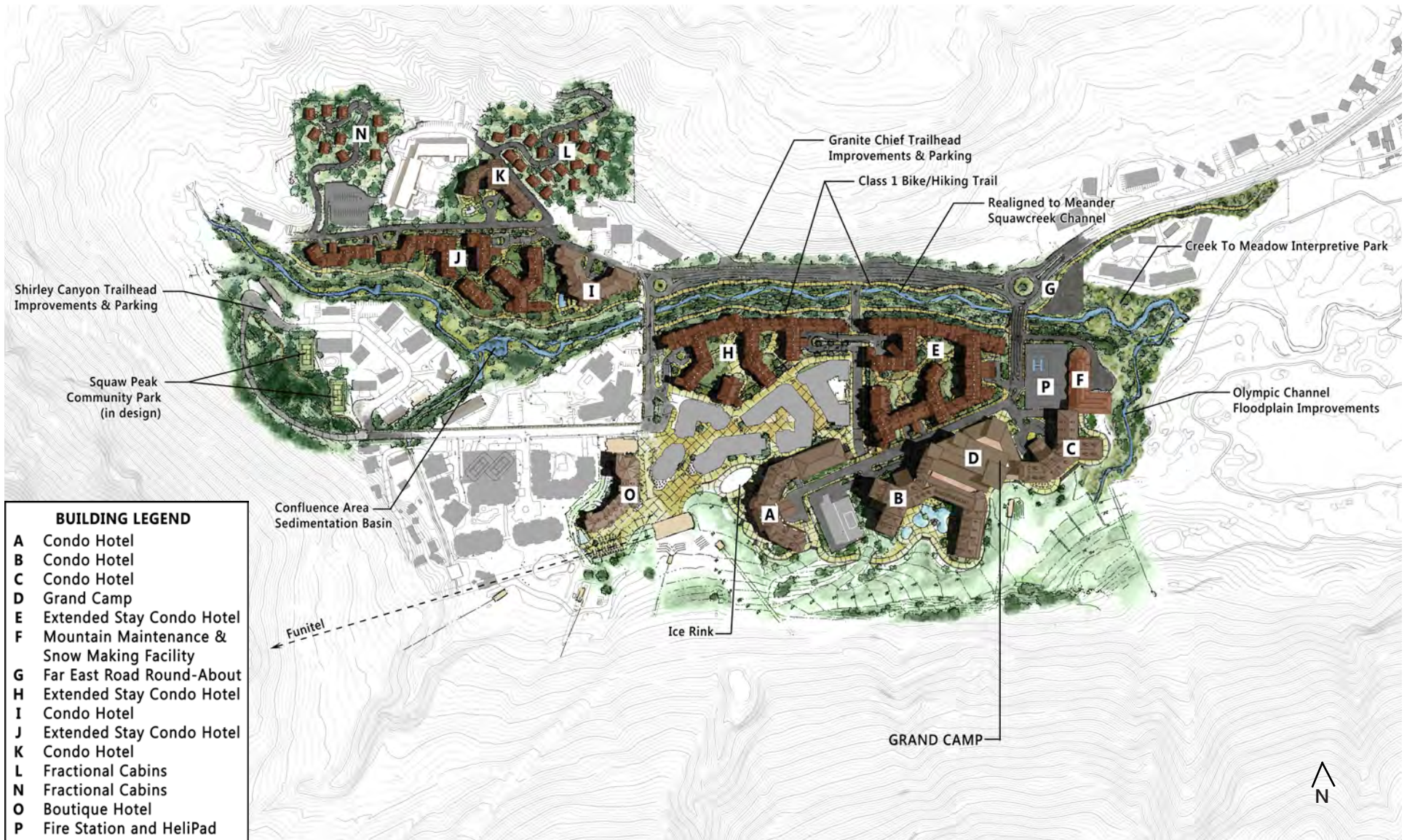
## 2.2 Guiding Goals

The principles set forth in this Specific Plan build on the goals and policies set out in the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO). The following Goals establish the framework for the Specific Plan:

1. Implement the guidelines contained in the SVGPLUO to realize a balanced, vital, year-round destination resort center that is consistent with the build-out envisioned in the plan and reposition the resort to compete effectively with it's international word-class peers land competitors.
2. Respect and honor the cultural and environmental setting by establishing a sustainable and optimum level of development consistent with the Valley's history and current resource management and development practices.

3. Revitalize, enhance and renew the Village areas to create a series of compact, tourist-related mixed-use neighborhoods that are connected, safe and walkable.
4. Value flexibility and anticipate change while providing an innovative, dynamic development framework.
5. Reinforce community character and create a sense of place by anchoring the Village to the mountain environment through the use of a diversity of architectural expression; cohesive integration of lodging and new amenities with the mountain, and the establishment of a robust pedestrian open space network.
6. Create a resort with significant sustainable interests and a self-contained resort core that provides all necessary destination resort services and amenities to guests and residents on site.
7. Provide a comprehensive circulation, transit and parking plan that reinforces the creation of a convenient, sustainable and vibrant resort.

Throughout this document, Policies are described that support the achievement of meeting these Goals.



**Figure 2.1–Illustrative Concept Plan**

Note: Plan illustrates one scenario of how the Specific Plan could be implemented. Propsed land uses may vary between planning areas and buildings.